

Technical Assistance to Brownfields

What we can do for you

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Technical Assistance to Brownfield (TAB) Communities


- A national program
- Funded by EPA headquarters via grants to 4 different entities
- **Free** to communities
- K-State assists communities in EPA Regions 5 and 7




TAB Assistance to Communities

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager
- May include:
 - Help identifying funding sources for revitalization projects
 - Review of EPA and other grant applications
 - Help finding a consulting firm
 - Review of project plans, technical reports
 - Assistance with community outreach
 - Other assistance, as needed and agreed upon
- Communities accepted on a 'first come' basis.
- Depends on staff/funding availability

The Application Process

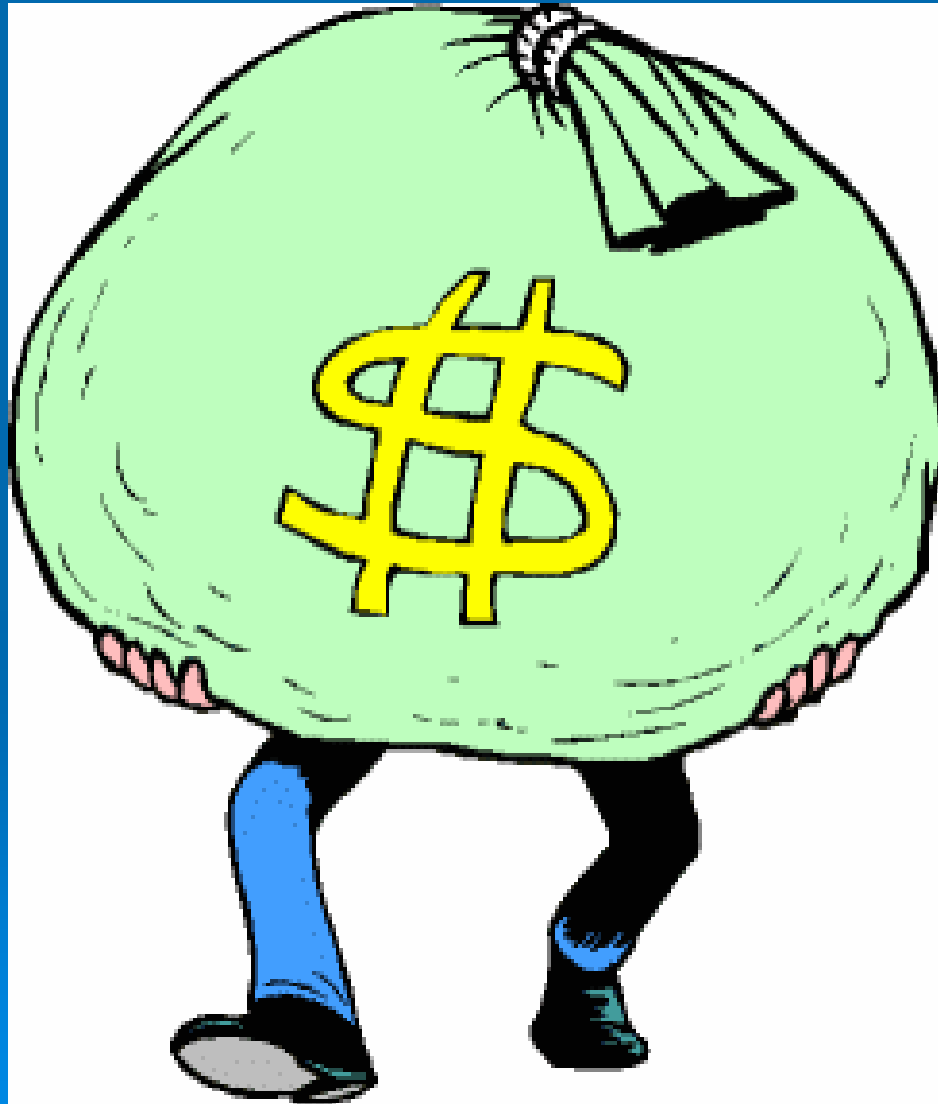
- Contact us
 - We'll set up a meeting to discuss assistance needs
 - Review needs and TAB capability
 - Agree on a course of action
 - Get started
- 

BF Process

- **Identify** the Brownfield
 - **Investigate** – Phase I/II site assessments
 - **Clean-up**, if necessary
 - **Redevelop**
- 



Financial Tools for Revitalization



Federal Programs: the “Laundry List”

Federal Financial Assistance Programs That Can be Applied to Brownfield Redevelopment Activities

Loans

- EDA’s Title IX (capital for local revolving loan funds)
- HUD funds for locally determined CDBG loans and “floats”
- EPA capitalized brownfield revolving loan funds
- SBA’s microloans
- SBA’s Section 504 development company debentures
- EPA capitalized clean water revolving loan funds (priorities set/ programs run by each state)
- HUD’s Section 108 loan guarantees
- SBA’s Section 7(a) and Low-Doc programs

Grants

- HUD’s Brownfield Economic Development Initiative (BEDI)
- HUD’s Community Development Block Grants (for projects locally determined)
- EPA assessment pilot grants
- EDA Title I (public works) and Title IX (economic adjustment)

Grants (continued)

- DOT (various system construction and rehabilitation programs)
- DOT’s transportation and community system preservation (TCSP) pilot grants
- Army Corps of Engineers (cost-shared services)

Equity capital

- SBA’s Small Business Investment Companies

Tax incentives and tax-exempt financing

- Targeted expensing of cleanup costs (through 12/31/05)
- Historic rehabilitation tax credits
- Low-income housing tax credits
- Industrial development bonds

Tax-advantaged zones

- HUD/USDA Empowerment Zones (various incentives)
- HUD/USDA Enterprise Communities (various incentives)

Paper Mill Island – Baldwinsville, NY

- Downtown Seneca River-front site in Baldwinsville (pop. 7,053), used since 1850s as a paper mill, boat works, and a stove manufacturing facility; abandoned in late 1980s
- **HUD Small Cities CDBG** used for site preparation, design, and portions of construction
- Initial public funding attracted private investment for infrastructure improvements
- **Leverage** -- Paper Mill Island brownfield site converted into a popular municipal amphitheater and waterfront park, complete with boater access



Cimarron Center – Sand Springs, OK

- Former zinc smelter, abandoned rail spur in small OK community
- **Challenge** -- structuring a cleanup plan that made the site was economically competitive for big-box retail with nearby greenfield
- State VCP facilitated cleanup partnership between marginal current owner (Federated Metals) and prospective developer (Kucharski Development Corp)
- Financing included EDA planning resources, local TIF
- **Result** – Cimarron Center, with Wal-Mart Supercenter as anchor, has created 350 new jobs, added \$3.5 million in annual city sales tax revenues..



DOT: Marsh Island Carry – Old Town, ME

- Transformation of abandoned warehouse site to a waterfront park and commercial/office complex
- Funding included a **\$400,000 Enhancement Grant from Maine DOT for transportation amenities** -- the park and walkways
- **Leverage** -- Other sources included:
 - \$400,000 state/small cities CDBG for infrastructure around the commercial buildings
 - \$24,500 from the National Trails Recreation Act for trails, walkways, and river stabilization
 - \$8,000 from ME Forest Service for tree planting.



USDA: Small Business Incubator, Walthill, NE

- Small business incubator in Walthill (population 890)
- Renovated and modernized former electric power plant site, built in 1920, abandoned 20+ years
- Financing included –
 - \$105,000 in state CDBG
 - **\$200,000 in USDA rural development business enterprise grant**



Finally – just a good small town story about creative financing...

- Locally driven public-private partnerships can stimulate innovative site reuse financing at small sites in small communities
- 1923 vintage Texaco gas station, abandoned in downtown Rosalia, WA (pop. 600) converted to “gateway” retail and visitor center
- Blended state resources, “donated” local sources, pro bono services, and community sweat equity
- First-ever partnership with a state Dept. of Corrections
- 2005 Phoenix award winner



Keep in mind....

- A community's willingness to make "something happen" makes all the difference
- Smaller Midwest cities can competitively and repeatedly access brownfields funding
- Population DOES NOT measure success!
- Success promotes success
- The first grant is the most difficult one
- Grant writing tips – be clear and concise

Special Projects

Web - based software: TAB E-Z

The screenshot shows a web browser window titled "TAB EZ AP: About E-Z AP - Microsoft Internet Explorer". The address bar displays the URL "https://engineering.purdue.edu/MHSRC/TABEZAP/v2/aboutEZAP". The page header includes the Purdue University logo, the text "The Midwest Hazardous Substance Research Center", and a login status "Logged in as: Processed by: testzeoc1".

Navigation

- [Home](#)
- [About TAB EZ AP](#)
- [MHSRC Homepage](#)

Helpful Links

- [Trouble Report](#)
- [Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund and Cleanup Grants](#)
- [Guidelines: Appendix 1](#)
- [Guidelines: Appendix 2](#)
- [Guidelines: Appendix 3](#)
- [Guidelines: Appendix 4](#)
- [Guidelines: Appendix 5](#)
- [Brownfields Basic Information](#)
- [EPA Brownfield Grants & Funding](#)
- [EPA Brownfields Web](#)

About TAB EZ AP

Welcome to the pilot version of the TAB EZ AP!

TAB's newest project is the development of Web-based software called TAB EZ AP (EZ Assessment Proposal) that will guide Communities through the 2005-2006 EPA Brownfields Proposal Applications. This guide will prompt you through the basic requirements of the Application as well as required eligibility requirements and criteria related to the EPA Brownfield Assessment Grant. The goal of the TAB EZ AP project is to simplify the process and encourage Communities to submit proposals to the EPA for Brownfield Assessment Activities.

What TAB EZ AP can do:

The TAB EZ AP will provide the framework for your proposal. The web-based software will provide helpful hints and weblinks to pertinent resources and regulatory references to reduce time in writing your proposal.

EPA has established a competitive system for awarding grants to applicants whose proposals have received the highest rankings. Proposals will be evaluated and ranked by evaluation panels. EPA Regional Offices will evaluate responses to threshold criteria on a pass/fail basis and national panels will evaluate responses to ranking criteria (e.g., Budget, Community Need, et al) on a numerical scoring basis. If a proposal fails to meet a threshold requirement, it will receive no further consideration. The goal of the TAB EZ AP program is to assist you in providing a "complete" proposal to the EPA.

The Windows taskbar at the bottom shows the Start button, several open applications (including Internet Explorer, Word, and Excel), a 100% zoom level, and the system clock displaying 2:54 PM.

Special Projects

- Des Moines, IA GIS-based redevelopment properties web site



Community Involvement

- Who is the Community?
- Why do it?
- Successful Involvement Techniques



Who is the Community?

- Elected Officials
 - Citizens
 - Adjacent property owners
 - Nearby residents
 - Business Representatives
 - Neighborhood Organizations
 - Local churches, youth organizations, garden clubs, etc.
- 
- The bottom right corner of the slide features a decorative graphic of several concentric circles, resembling ripples on water, rendered in a lighter shade of blue than the background.

Why Bother?

- A revitalization project is dependent upon community acceptance
- Elected officials and business representatives may not fully understand community interests
- Avoid potential construction delays, loss of \$, law suits, negative media coverage
- Avoid non-sustainable project
- No EPA BF funds without community involvement !

Successful Community Involvement

=

Information + Dialogue



*Informed Community participating in the
decision-making process*



Sustainable Revitalization

How to Engage the Community?

Increasing Stakeholder Participation



- **Inform**

- Flyers
- News articles
- Publish meeting notes

- **Solicit input**

- Mail-in surveys
- Phone surveys
- Meetings with key community representatives

- **Participatory Planning**

- Public meetings
- Charettes
- Visioning workshops

Communication

Entity 1

(local government, developer, etc.)



Information



Entity 2

(community at large)



Community Involvement Tools

Fact Sheets, Citizen Briefs

- clear
- concise
- in layman's terms
- basic information
- provide contact info and additional resources

Note: NOT a stand-alone tool

Citizens Briefs (Fact Sheets)

- Downloadable from web site - including:
 - Grant Writing Tips
 - Writing a Request for Proposal
 - Phase I Environmental Site Assessments
 - Planning for Community Involvement
 - Lead-Based Paint: What Is It? Where Is It?
 - Asbestos: What Is It? Where Is It?
 - Heavy Metal Stabilization in Soil

Web site: <http://www.engg.ksu.edu/chsr/outreach>

Community Involvement Tools

Community Outreach

- Community Day/Fair
- Bus Tours
- Walking Tours
- Workshops/Seminars
- Public Meetings



Community Involvement Tools

Workshops/Training Sessions

- Tailored to the information needs of the community
- Keep audience awake and engaged
- Relaxed atmosphere
- Time for networking
- Variety of presenters
- Hands-on segments
- Very effective !



Technical Presentations

- Community Meetings



If you feed them, they will come



Community Outreach

- Redevelopment Planning



Visioning



Visioning





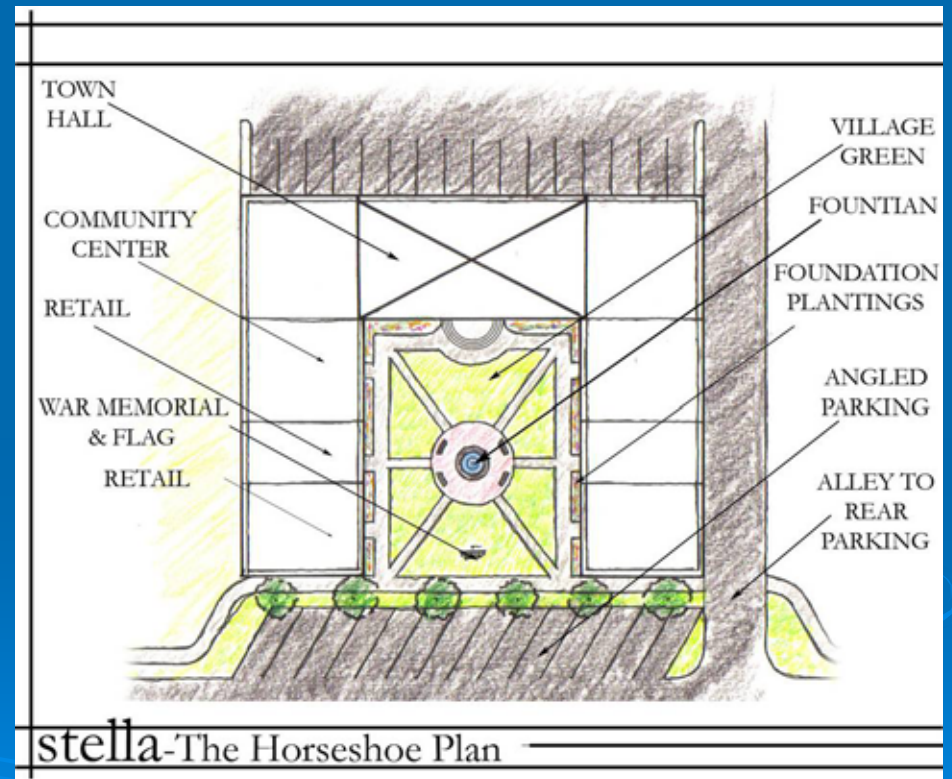
Visioning



Possible Layouts of Civic Center



L-Shape



Horseshoe-Shape

Stella, MO

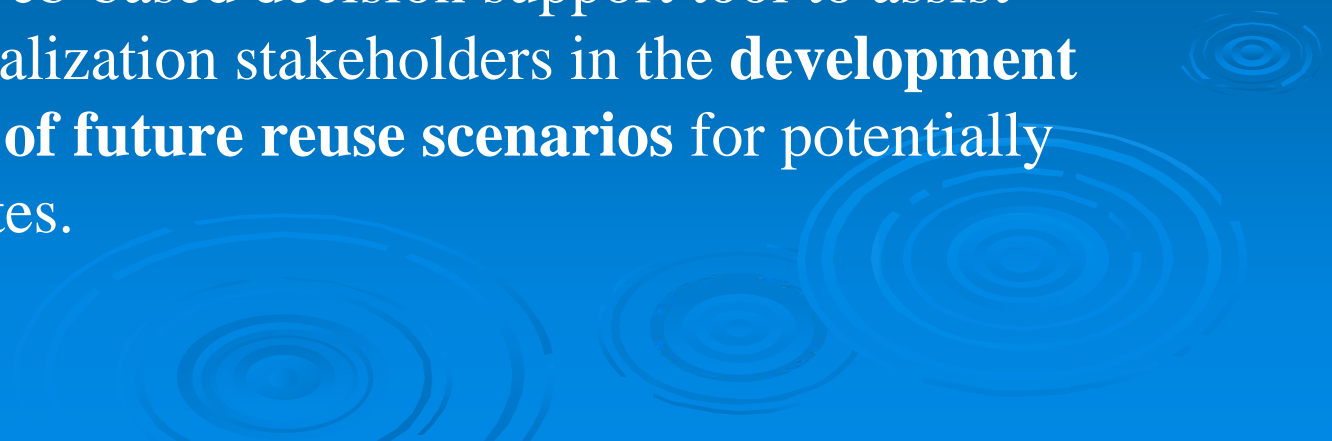




SMARTe

Sustainable
Management
Approaches and
Revitalization
Tools –
electronic

SMARTe is a web-based decision support tool to assist brownfield revitalization stakeholders in the **development and evaluation of future reuse scenarios** for potentially contaminated sites.



SMARTe

- Sustainable Management Approaches and Revitalization Tools eElectronic
- SMARTe is a web-based decision support tool to assist brownfield revitalization stakeholders in the **development and evaluation of future reuse scenarios** for potentially contaminated sites.
- <http://smarte.org>

Good Luck & Don't be a Stranger ... Give us a Call

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Web site: <http://www.engg.ksu.edu/chsr/outreach>